

Bessie H. C. C. C. C.

Spencer

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Just a
Flourishing
Little
Farming
Town

In the heart of
Grande Prairie—
most fertile part
of great PEACE
RIVER VALLEY

CLAIRMONT

ALBERTA, CANADA

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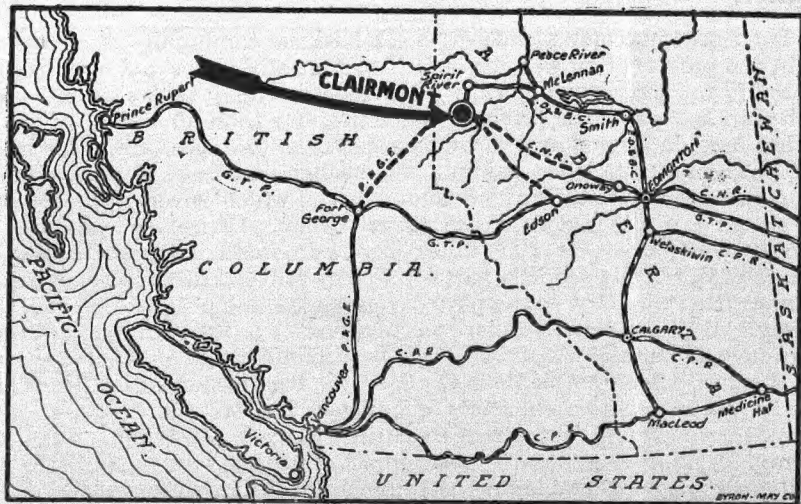
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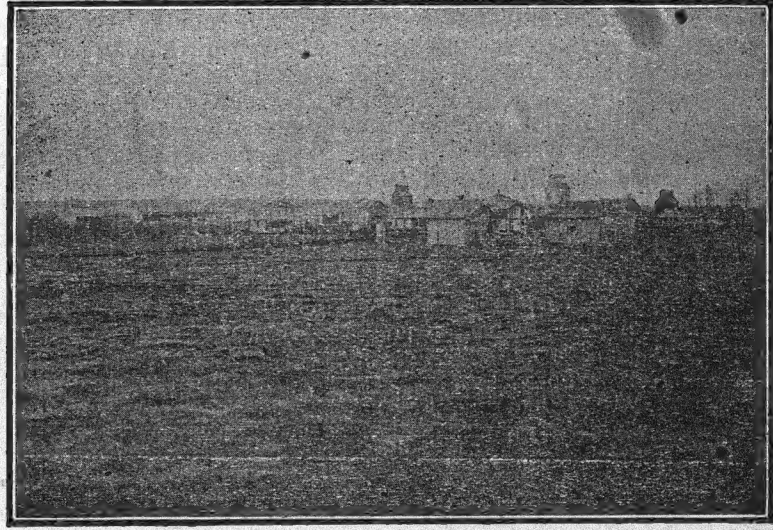
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Location

The time to become identified with a business community is while it is still in the process of growth, for it is then that all have equal opportunities to share in the general prosperity. Clairmont is barely twelve months old, and herein lies one of the principal attractions for those in search of profitable business, industrial or professional openings, or opportunities for investment. The townsite is located on a well sheltered slope in Sec. 25-72-6, in the practical centre of the great Grande Prairie, which covers approximately 5000 sq. miles of the famous Peace River Valley. Clairmont is situated between the Twin Lakes, is 395 miles from Edmonton, Alberta's capital, via E. D. & B. C. railway (shortly part of a trans-continental system) and about 250 miles from that city on the partly constructed line projected by the C.N. Railway. If present plans under consideration by the British Columbia government materialize, Clairmont will be only 400 miles on a surveyed line from the deep sea harbor of Bella Coola on the Pacific seaboard. The P.&G. E. railway, which is three-quarters completed, places Clairmont approximately 600 miles from Vancouver and Prince Rupert. Work on this line is now rapidly progressing, and if not completed in time for the 1917 crop it will assuredly be available for the shipment of next year's production.



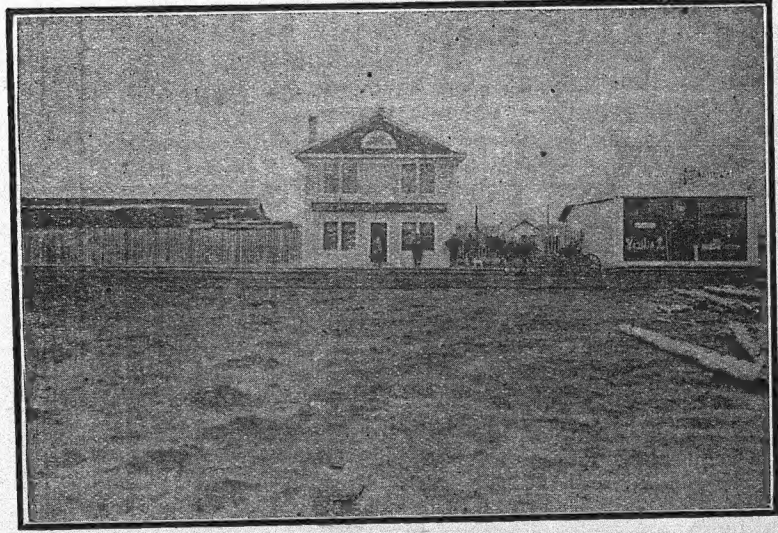
Part view of Clairmont

Water and Fuel

Both good ice and water is secured by town and country residents from the big lake adjoining the town, and a town well also provides an ample supply of good soft water. Unlimited supplies of wood fuel is available near the town for the trouble of hauling, and south of the Wapiti river, some ten or twelve miles from Clairmont, commences what are probably the largest deposits of lignite coal in all Western Canada. Development of these will shortly be commenced by the railroad company. At present superior local coal is purchased in Clairmont cheaper than if imported from Edmonton.

Residential Advantages

Clairmont is situated in the centre of a park-like prairie country, well treed and dotted picturesquely with numerous beautiful lakes, a summer panorama of which is very similar to the Killarney Lakes district in Ireland. A view covering miles of territory is obtained from points of elevation adjoining the town. Clairmont has school, churches, rural and local telephone system, newspaper, telegraph, etc., etc. For sport the Twin lakes abound with geese, swans, ducks and other water fowl. At Bear Lake, 5

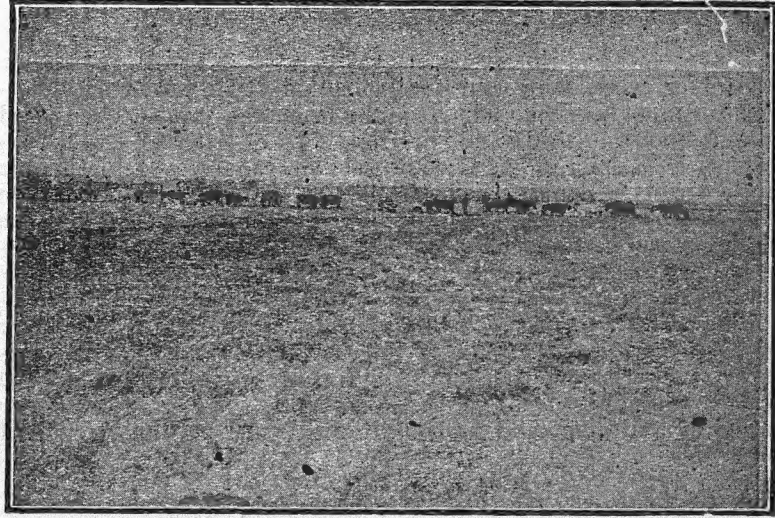


Head office in Clairmont of the Buffalo Lakes Lumber Co. With nearly 500,000 feet of lumber in the Clairmont yards and large stocks in five other branches, this company is the largest of its kind in the north. Most of the material is native spruce, cut and milled by this company

miles from the town, good fishing is obtainable. Big and small game of many varieties abound in the Saddle and Saskatoon mountains near by, bears, moose and foxes being plentiful. The town has baseball, tennis and athletic clubs, gymnasium, etc. In the summer boating, bathing and automobiling; In winter skating, skiing, sleighing, dancing and so on.

Climate

On account of our close proximity to the Pacific coast and the effects of the Japan current, the winters here are milder than in any other part of the province. Chinook winds take the snow away often during the winter, and spring usually sets in about three weeks earlier than in other parts of the west. Extreme cold does not usually last for more than a few days at a time, and the sun shines brightly all days and most days, making the atmosphere bracing and enjoyable. In summer long sunshiny days and cool evenings prevail; for two or three months the period between the setting and rising of the sun is so short that there is practically no night, the sun reflecting light during the whole nocturnal period. The climate is exceptionally healthy and invigorating.



Some of high class cattle raised by M. A. Spencer, near
Clairmont. Part of lake in background.

Business

As a centre for establishing and developing profitable business connections Clairmont cannot be surpassed. It is the principal grain, meat and produce shipping point in the Grande Prairie. July of last year saw an average business of \$500 daily in one local store.! Sixty farmers vehicles were lined up in the streets at one time.! No homestead land is now available in the two townships bordering the town. Both east and west to a distance of twenty miles or more settlement is complete with a high class farming element, mostly Canadians and Americans. Clairmont has an enormous tributary country to draw upon. Building, road work and other public improvements are being actively carried on. Clairmont has a live Board of Trade, and the town is in course of erection as a Village. A steady stream of immigration arrives on every train, and a railroad line from Clairmont to the homestead lands of the west has just been surveyed. The railroad water tank is erected at Clairmont and probabilities are good for the erection of a roundhouse.

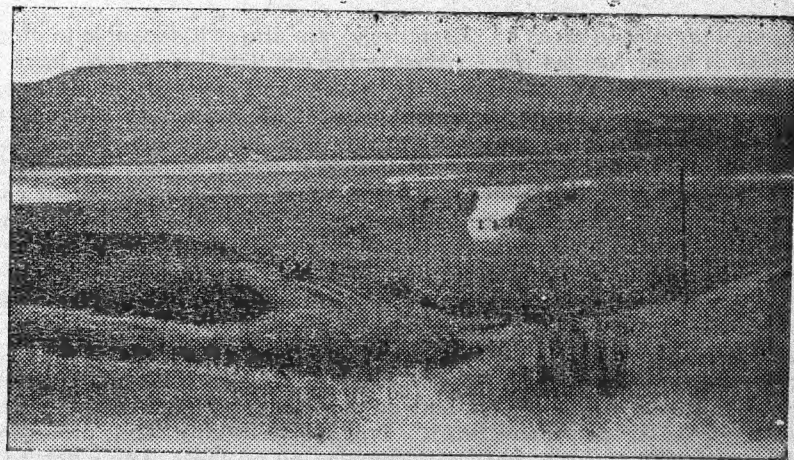
Farming

The district of Clairmont is adaptable to all branches of agriculture. Every



One of the steamers used for freighting grain, supplies, etc. on the Peace River

product grown in other prairie localities is raised to perfection in this country. Small fruits flourish, and at Beaverlodge not far from here, apple raising experiments are successful. In 1915, wheat in this locality averaged 38 bushels and oats 65 bushels to the acre. 850,000 bushels of grain were threshed that year in this locality. This year double the acreage is cropped and the season promises an enormous crop. Clairmont now has three large elevators and another being constructed to handle the prospective harvest. Sheep, hog and beef raising is actively pursued, sometimes as many as eight or nine carloads of this product being shipped from Clairmont in one week. Dairying is another phase of agriculture being rapidly taken up in this country, and the Edmonton City Dairy are now installing a cream gathering and testing station in Clairmont. Many local homesteaders greatly supplement their incomes as well as obtaining enjoyment in the winter by trapping and hunting, and the volume of furs arriving to the town is surprising. Two years' catch in the northern country as a whole amounted to \$1,000,000. The principal fur-bearing animals abounding in the district are badger, black bear, brown bear, grizzley bear, beaver, coyote, wolverine, fisher, cross fox, silver fox, black fox, lynx, wolf, marten, skunk, mink, otter, muskrat, weasel, and further north, musk ox.



A glimpse of the mighty Peace River in autumn

Land

Good homesteads close to the railroad are almost impossible to obtain. Hundreds of homesteaders who arrived in the country this spring have located in the Red Willow country thirty miles and over from this point. Good improved lands in the Clairmont district are valued at \$15 per acre up. Various good reasons contribute to this high price, some of which have been given herein. Most of the resident settlers however, appear well satisfied with their holdings, and display no eagerness to sell. As in other new countries, the Grande Prairie has also been made use of by the individual who skimmed through the homestead regulations and left the country as soon as he received his patent. Coming legislation, and the demand caused by close settlement will force these present unproductive lands upon the market, with resulting benefit to the country.

CLAIRMONT AND DISTRICT OFFERS OPPORTUNITY TO--

—Energetic farmers with a little capital or a good equipment. Settlers of the right calibre to prove-up and develop the few remaining homesteads not too far from the present railroad. Progressive business and professional men in every department to handle the expanding business of this new town.

Farm Lands, Town Property and General Information; **Gerald H. Heller**, Clairmont.

Editor, Clairmont Independent and Lake Saskatoon Journal
Railroad Rates; **Alex. Campbell**, Traffic Manager, E.D. & B.C. Railway, Edmonton, Alta.

